003.0	0005	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,011,000	/	1,011,000
USE VALUE:	1,011,000	/	1,011,000
ASSESSED:	1,011,000	/	1,011,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	-11A	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAP LLC/CORBETT PAUL+ARTHUR
Owner 2:	NOILES VIRGINIA J
Owner 3:	
Street 1:	100 BAY VIEW AVE
Street 2:	
Twn/City:	WINTHROP
St/Prov:	MA Cntry: Own Occ: N
Postal:	02152 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1909, having primarily Vinyl Exterior and 2889 Square Feet, with 3 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5000.000	555,000		456,000	1,011,000
Total Card	0.115	555,000		456,000	1,011,000
Total Parcel	0.115	555,000		456,000	1,011,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.95 | /Parcel: 349.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	3338
GIS Ref	
GIS Ref	
Insp Date	08/26/17

!332!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 003.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	555,200	0	5,000.	456,000	1,011,200	1,011,200	Year End Roll	12/18/2019
2019	105	FV	418,700	0	5,000.	484,500	903,200	903,200	Year End Roll	1/3/2019
2018	105	FV	418,700	0	5,000.	353,400	772,100	772,100	Year End Roll	12/20/2017
2017	105	FV	393,100	0	5,000.	307,800	700,900	700,900	Year End Roll	1/3/2017
2016	105	FV	393,100	0	5,000.	262,200	655,300	655,300	Year End	1/4/2016
2015	105	FV	351,700	0	5,000.	256,500	608,200	608,200	Year End Roll	12/11/2014
2014	105	FV	351,700	0	5,000.	210,900	562,600	562,600	Year End Roll	12/16/2013
2013	105	FV	365,400	0	5,000.	200,600	566,000	566,000		12/13/2012

PRINT

Date	Time
12/10/20	16:08:53

LAST REV

Date	Time
07/18/18	12:20:15

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 332

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOILES VIRGINIA	27455-478		7/3/1997	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	3338
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/2/2018	2	Inter Fi	64,000	C				
12/10/2003	1042	Renovate	25,300	C		G6	GR FY06	remodel kitchen ba

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
4/7/2009	Meas/Inspect	163	PATRIOT
7/19/2005	Permit Visit	BR	B Rossignol
9/23/1999	Meas/Inspect	267	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	105	Three Fam.	Prime NB Desc:	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	3 Total: 3
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	3
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01344752
Const Adj.:	0.98000199
Adj $ / SQ:	168.841
Other Features:	128000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	681809
Depreciation:	126816
Depreciated Total:	554992

COMMENTS

FFL HEAT=OIL. SFL & HST HEAT=GAS. .

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 13		BRs: 5			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	3	1	
Totals			
3	13	5	

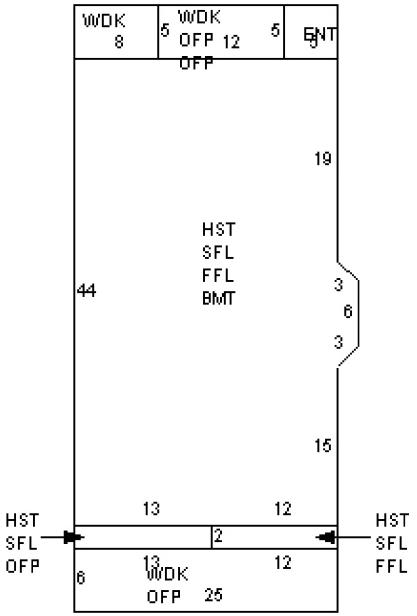
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	168.84
Special Features:	0	Val/Su Net:	121.28
Final Total:	555000	Val/Su SzAd	192.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,166	168.840	196,868
FFL	First Floor	1,140	168.840	192,478
BMT	Basement	1,116	50.650	56,528
HST	Half Story	583	168.840	98,434
OFP	Open Porch	296	21.630	6,403
WDK	Deck	250	9.800	2,450
ENT	ENTRY	25	25.870	647
	Net Sketched Area:	4,576	Total:	553,808
Size Ad	2889	Gross Are	5159	FinArea 2889

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2000	0.00	T	15.2	105						

More: N	Total Yard Items:		Total Special Featues:		Total: